



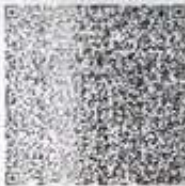
सत्यमेव जयते

## INDIA NON JUDICIAL

### Government of National Capital Territory of Delhi

#### e-Stamp

Certificate No. : IN-DL49744554972866U  
 Certificate Issued Date : 22-Jun-2022 10:35 AM  
 Account Reference : IMPACC (IV)/ dl832403/ DELHI/ DL-DLH -  
 Unique Doc. Reference : SUBIN-DL83240383373430651458U  
 Purchased by : DEEPAKSHI LALIT VERMA  
 Description of Document : Article 4 Affidavit  
 Property Description : Not Applicable  
 Consideration Price (Rs.) : 0  
 (Zero)  
 First Party : DEEPAKSHI LALIT VERMA  
 Second Party : Not Applicable  
 Stamp Duty Paid By : DEEPAKSHI LALIT VERMA  
 Stamp Duty Amount(Rs.) : 500  
 (Five Hundred only)



Deepakshi Verma

#### Statutory Alert:

1. The authenticity of this Stamp certificate should be verified at 'www.shcilestamp.com' or using e-Stamp Mobile App of Stock Holding. Any discrepancy in the details on this Certificate and as available on the website / Mobile App renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
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**FORM 'II'**  
**[See rule 3(6)]**

**Affidavit cum Declaration**

Affidavit cum Declaration of **M/S.SKAPA DEVELOPERS**, promoter of the project named "**CASA DE CAMPO**", situated at survey No.15 Sub Div.2-A Situated at Nerul Village, Bardez Taluka-Goa.

I, **SMT. DEEPAKSHI LALIT VERMA**, Daughter of **SATISH CHANDEL**, aged **36 Years**, Indian National, promoter of the proposed project "**CASA DE CAMPO**" duly authorized by the promoter of the proposed project do hereby solemnly declare undertake and state as under:

- 1) That I, promoter have a legal title Report to the land on which the development of the project is Proposed to be carried out AND a legally valid authentication of title of such land along with an authenticated copy of the agreement between such owner and promoter for development of the real estate project is enclosed herewith.
- 2) That details of encumbrances including dues and litigation, details of any rights, title, interest or name of any party in or over such land, along with details.
- 3) That the time period within which the project shall be completed by me/promoter from the date of registration of project is **01ST MARCH 2024**.
- 4) For ongoing project on the date of commencement of the Rules—  
That seventy per cent of the amounts to be realized hereinafter by me/promoter for the real estate project from the allottees, from time to time, shall be deposited in a separate account to be maintained in a scheduled bank to cover the cost of construction and the land cost and shall be used only for that purpose.
- 5) That the amounts from the separate account shall be withdrawn in accordance with section 4 (2) (I) (D) read with rule 5 of the Goa Real Estate (Regulation and Development) (Registration of Real Estate Projects, Registration of Real Estate Agents, Rates of Interest and Disclosures on Website) Rules, 2017.
- 6) That the promoter shall get the amounts audited within six months after the end of every financial year by a practicing Chartered Accountant, and shall produce a statement of accounts duly certified and signed by such practicing Chartered Accountant, and it shall be verified during the audit that the amounts collected for a particular project have been utilized for the project and the withdrawal has been in compliance with the proportion to the percentage of completion of the project.

*Deepakshi Verma*



- 7) That the promoter shall take all the pending approvals on time, from the competent authorities.
- 8) That the promoter shall inform the Authority regarding all the changes that have occurred in the information furnished under sub-section (2) of section 4 of the Act and under rule 3 of the said Rules, within seven days of the said changes occurring.
- 9) That the promoter have/has furnished such other documents as have been prescribed by the rules and regulations made under the Act.
- 10) That the promoter shall not discriminate against any allottee at the time of allotment of any apartment, plot or building, as the case may be.

Solemnly affirmed on **20<sup>th</sup> day of June 2022** at **Mapusa Goa.**

Deponent

*Deepakshi Verma*

**DEEPAKSHI LALIT VERMA**

**Verification**

The contents of my above Affidavit cum Declaration are true and correct and nothing material has been concealed by me therefrom.

Verified by me on **20<sup>th</sup> day of June 2022** at **Mapusa Goa.**

Deponent

*Deepakshi Verma*

**DEEPAKSHI LALIT VERMA**



22 JUN 2022

**ATTESTED**

Notary Public, Delhi-India